

20170508000159320  
05/08/2017 02:17:06 PM  
DEEDS 1/2

This Instrument was Prepared by:  
Ivan William Smith  
Jennifer Brooke Smith  
2744 Stevens Creek Road  
Hoover, AL 35244

Send Tax Notice To: William Robert Colville Jr.  
Catherine Bryan Colville  
2744 Stevens Creek Road  
Hoover, AL 35244

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Two Hundred Eighty Four Thousand Nine Hundred Dollars and No Cents (\$284,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Ivan William Smith and Jennifer Brooke Smith, husband and wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **William Robert Colville Jr. and Catherine Bryan Colville** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 12-A, according to a Resurvey of Lot 12, according to the Survey of Brookhaven 1st Sector, as recorded in Map Book 11, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

\$227,920.00 of the consideration herein is derived from a purchase mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of May, 2017.

  
Ivan William Smith

(Seal)

  
Jennifer Brooke Smith

(Seal)

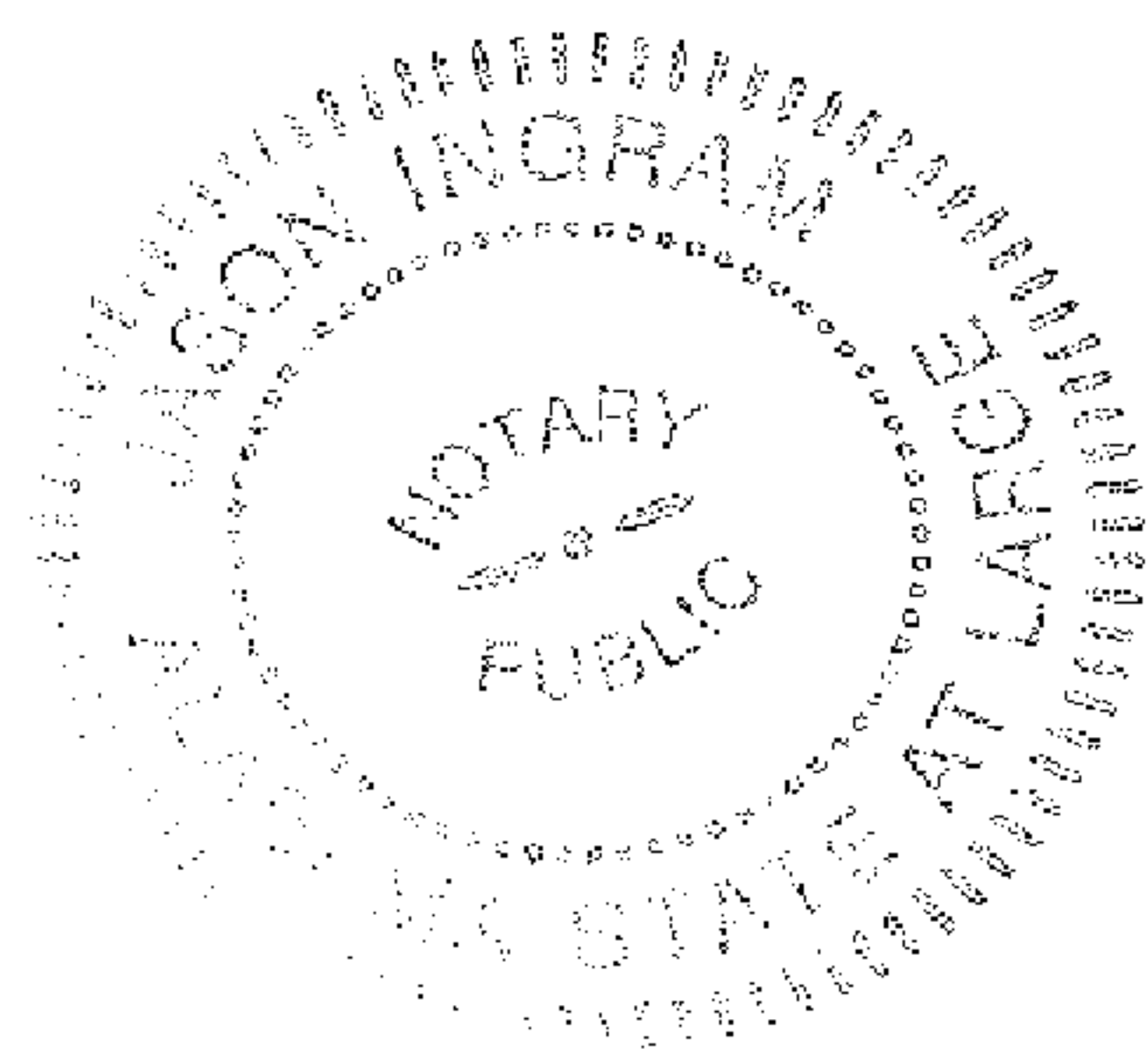
State of Alabama

) General Acknowledgment

Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Ivan William Smith and Jennifer Brooke Smith, husband and wife** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of May, 2017.



  
Notary Public

Jason Ingram  
My commission Expires  
July 13th, 2019

**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Ivan William Smith</u> <u>Jennifer Brooke Smith</u>	Grantee's Name	<u>William Robert Colville Jr.</u> <u>Catherine Bryan Colville</u>
Mailing Address	<u>2744 Stevens Creek Road</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>2744 Stevens Creek Road</u> <u>Hoover, AL 35244</u>
Property Address	<u>2744 Stevens Creek Road</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>May 05, 2017</u>
		Total Purchase Price	<u>\$284,900.00</u>
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	_____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date May 04, 2017

Print Ivan William Smith

**Unattested**

Sign *Ivan William Smith*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/08/2017 02:17:06 PM  
\$75.00 CHERRY  
20170508000159320

*J. Fuhrmeister*